# Provincial Agricultural Land Commission Annual Report

for the year ended
31 March 1983

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The Honourable Henry P. Bell-Irving
D.S.O., O.B.E., E.D.
Lieutenant-Governor of the
Province of British Columbia

May It Please Your Honour:

Herewith I beg respectfully to submit the Annual Report and Financial Statement of the Provincial Agricultural Land Commission for the year ended 31 March 1983.

Harvey W. Schroeder
Minister of Agriculture and Food

12 July 1983

The Honourable Harvey W. Schroeder
Minister of Agriculture and Food
Parliament Buildings
Victoria, B.C.
V8V 1X4

Dear Mr. Schroeder:

Pursuant to Section 28 of the *Agricultural Land Commission Act*, I respectfully submit the Annual Report and Financial Statement of the Provincial Agricultural Land Commission for the period ended 31 March 1983.

Yours very truly
PROVINCIAL AGRICULTURAL LAND COMMISSION
M. F. Clarke, Chairman

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AGRICULTURAL LAND COMMISSION ON 31 MARCH 1983

*Mills F. Clarke, Nanaimo, B.C. - Chairman*

- Former Director, Agriculture Canada Research Station, Agassiz, B.C. 1953 - 1972
- Co-ordinator, Forage Crops Research, Agriculture Canada, Ottawa 1972 - 1976

*C. E. (Elli) Framst, Cecil Lake, B.C.*

- Retired farmer (grain and forage seeds)
- Peace River-Liard Regional District Board Member for 12 years, Chairman for 7 years
- Member, Farm Credit Corporation Appeal Board

*Robert P. Murdoch, Burnaby, B.C.*

- Former Manager, University Endowment Lands
- Former Regional Director, Ministry of Lands, Parks and Housing

*Ian D. Paton, Delta, B.C.*

- President, Paton & Smith Farm Service Ltd., Langley
- Past President, B.C. Institute of Agrologists, 1979 - 1980

*Joseph A. Rogers, Penticton, B.C.*

- Rancher and Farmer
- Managing Director, Southern Interior Beef Corporation

*Arthur R. Sutcliffe, Creston, B.C.*

- Active farmer (grains, seeds, vegetables)
- Central Kootenay Regional District Director, Former Chairman (15 years association)
- Creston Dyking District, Chairman, Board of Trustees

## STAFF, 31 MARCH 1983

*Robert P. Murdoch*
*General Manager*

### ADMINISTRATIVE SUPPORT DIVISION

*Jean Sherwood, Executive Secretary*

*Dianne Black* — *Kay Johnson* — *Patricia Redman*
*Nancy Harper* — *Rose Langston* — *Trudy Reeves*

### PLANNING, PROCESSING AND TECHNICAL DIVISION

*James P. Plotnikoff, Director*

### PLANNING STAFF

*Mark Gillis* — *Gayle Oyama* — *Barry E. Smith*

### PROCESSING STAFF

*Kabel Atwall* — *Martin Hilmer* — *Everett Low*
*Shirley Brightman* — *Stephen Leach* — *Brian Underhill*
*Guy Young*

### MAPPING/DRAFTING STAFF

*Gerry Hallett, Supervisor*

*Verona Hoosen* — *Barbara Snyder*

### PROPERTY AND SOILS MANAGEMENT DIVISION

*Director (Vacant)*

### SOILS STAFF

*Kirk Miller* — *John Heinonen*

### FINE TUNING STAFF

*Elizabeth Zweck von Zweckenburg* — *Mike McGrenere*
*Colin Fry*

## CHAIRMAN'S COMMENTS

This report on the activities of the Provincial Agricultural Land Commission for the fiscal year 1982-83 constitutes a landmark, in that it represents the completion of the first decade of operation since the initial Order-in-Council which established the farmland "freeze" was passed by the Provincial Cabinet and came to be law on 21 December 1972. In recognition of this a special report is presently being prepared under the title, "Ten Years of Agricultural Land Preservation". It is anticipated that this report will be available for distribution in the near future.

The proclamation of the Act ten years ago was the first attempt in Canada to provincially legislate the preservation and management of the food land resource. Since that time, legislation similar in scope has come into being in Quebec and Newfoundland. Over the past few years a number of other provinces have developed enactments with similar objectives, but somewhat less comprehensive in their application. It is fair to say that when the legislation was first proclaimed in this province it was received with consternation by many. However, the legislation has remained in place with only minor changes. This seems to provide clear evidence that a major segment of the population has been strongly in support of the need to preserve the limited resource of agricultural land in this province. This in itself, has been the most significant accomplishment over the ten year period. Particular recognition must also be given to those who drafted the Act as well as those who were charged with implementing the provisions of the legislation, particularly for their efforts in creating a better understanding of its objectives among the community at large.

The year just ended has provided a number of challenges as well as some successes. The operation of the Commission has been profoundly affected by the deep economic recession that has prevailed over the past year. Significant reductions in operating expenditures have been required and thanks to careful management these have been accommodated without seriously detracting from the levelof service to the public at large. This situation has required intensive effort by Commission members and staff in order to meet necessary commitment with reduced resources.

The statistical tables appended at the end of this report are for calendar years rather than fiscal years. While these indicate an overall drop in applications, one of the significant changes was a 46% increase in the number of applications for inclusion of land into the Agricultural Land Reserve. This arises in a large part from the implementation of comprehensive Crown land plans by the Ministry of Lands, Parks and Housing. The majority of these were heard late in the fiscal year and the total areas involved will not be reported fully until the 1983 statistics are compiled. It is of interest to note also, that the number of block applications by Regional Districts and Municipalities to have land excluded for other uses were down by some 16% and the area so excluded was reduced by more than two-thirds from the previous year.

Continued progress has been made by Regional Districts in the formulation and updating of Official Settlement Plans. Each of these has entailed careful review by the Commission and it is fair to say that the Regional District Boards concerned have extended very close co-operation and support. Similarly, a close liaison has been sustained with the B.C. Federation of Agriculture and with a number of their component commodity groups, particularly the B.C. Tree Fruit Growers' Association and the Beef Cattlemen's Association. Their support and suggestions are gratefully acknowledged.

The Commission would also like to acknowledge the extra resources extended to it from the Ministry of Agriculture and Food, particularly in areas requiring technical information, without which the Commission could not have carried out its full program. The input from the Ministry of Environment, Ministry of Municipal Affairs, Ministry of Forests and the Ministry of Lands, Parks and Housing as well as many other government Ministries and agencies has been very helpful in assisting the Commission and their co-operation has been greatly appreciated.

On 31 October 1982, Mr. John E. Rogers of White Rock, retired from the Commission having completed four years of exemplary service as a Commissioner. The Commission now remains at six members, this being considered adequate under present circumstances.

In closing the Chairman personally acknowledges the assistance and support extended to him by Commissioners and staff in a challenging year.

## COMMISSION PLANNING ACTIVITIES

The Commission has continued to support, as well as participate in, the land use planning process which is conducted in British Columbia by both local government and provincial agencies. The Commission views its involvement within this planning process as being instrumental in the long term success of the agricultural land preservation program.

The Commission, through the assistance of its planning staff, reviews official plans as well as zoning bylaws prepared by local government. As most communities within the province have historically developed in valley bottoms or on river deltas, they are often on or immediately adjacent to some of the most valued agricultural lands. During its review of these planning documents, the Commission ensures that the intent of the Agricultural Land Commission Act is supported and that plans for local community growth minimize the loss of agricultural lands.

Through its history of participation in the planning process, not only has the Commission witnessed the entrenchment of provincial agricultural land protection policy at the local level, but it has also seen the establishment of a co-operative process of positive communication with local government. The official planning process also provides a vehicle for the development of a strong information base for each Regional District planning area, thereby providing the Commission with clear insight into

local issues and priorities - insight which is particularly helpful when considering individual applications.

During the last year the Commission jointly published, along with the Ministry of Municipal Affairs, a document entitled A Guide to the Relationship Between Agricultural Land Reserves and Local Government Plans and Bylaws. A draft of the Guide was reviewed by staff of the Union of British Columbia Municipalities and selected Regional District Planners prior to its completion. Copies of the Guide have now been sent to all Municipalities, Regional Districts, Ministries of the Provincial Government involved with land management and a number of other agencies.

The primary intent of the Guide is to meld relevant Commission and Municipal Affairs' policies into a readily available document to aid local government in their preparation of plans and bylaws. The Guide also establishes the importance of agricultural land preservation being approached in a co-ordinated and consistent manner between local government and the province. It strongly emphasizes an underlying principle of the Commission to ensure that the province and local governments act as partners in protecting agricultural land.

Following distribution, the Commission has found the Guide well received. Policy statements suggested in the Guide are being incorporated into plans and bylaws now being reviewed by the Commission. The Guide has also aided in expediting the preparation of plans and bylaws since provincial policy is now readily ascertainable by those involved in land use planning at the local level. It is important to note however, that the policies suggested by the Guide are not intended to be rigid dictums but rather to allow for flexibility to meet local conditions.

To better understand the needs of local governments and to resolve issues dealing with plans, block applications, and general issues of concern to both the Commission and local governments, the Commission has continued to meet with local officials throughout the past year. A variety of issues including the location of urban land uses, conflicts between agricultural and non-agricultural uses, the relationship of the Agricultural Land Reserve and other resources, and establishment of provisions for intensive agricultural uses were discussed. The Commission has found these meetings to be informative and helpful and as a result encourages this process and has requested staff to organize more meetings, where practical, with Regional Boards and Municipal Councils in the coming year, especially when the Commission is conducting application hearings throughout the province.

Resulting from this increased dialogue with local government, success continues to be achieved by the Commission in promoting the location of non-agricultural activities such as housing and industry on lower capability agricultural land, such as upland areas and hillsides. The Commission planning staff reviews all plans, zoning bylaws, block applications and special reports submitted to the office after which the plans are presented to the Commission for consideration and comment. The 1981 regionalization of the processing and planning staff has proven beneficial in improving

communications between the three planners and the Commission's processing staff, the 28 Regional Districts and numerous Municipalities throughout the province.

In addition to the ongoing review of official plans and regulatory bylaws, the Commission was also involved in a number of special planning projects. These included a monitoring of the Fraser River Estuary Study and the Southern Rocky Mountain Trench Crown Land Plan. Commission staff have also been active members on the Ministry of Agriculture and Food's Green Zone Committee in response to a recognized growing interest by local governments in establishing land use controls for intensive agricultural uses. As a result the Commission continues its commitment to the Ministry's Green Zone program with the hope that the upcoming year will realize the finalization of clear provincial policy directive that supports intensive agricultural operations in a manner that is sensitive to the community at large.

The signing in 1981 of a Protocol Agreement between the Ministry of Lands, Parks and Housing and the Agricultural Land Commission established a system for participating in the Crown Land Planning process. As a result, this fiscal year saw a marked increase in the level of activity related to review of Crown Land plans. While the process worked well for most of the plans reviewed, a few difficulties were encountered which may lead to some minor adjustment of the process to effect further streamlining and efficiencies.

## PROCESSING BRANCH

The Commission has continued its policy of assigning the responsibilities for researching and reviewing applications to the process staff on the basis of geographical divisions. Each staff member is responsible for application preparation for one of six provincial sub-regions. The Commission has found this to be the most expedient method of processing applications as each staff member becomes familiar with the agricultural characteristics as well as local government staff contacts who provide assistance during the application review process. The six provincial regions, as well as the Regional Districts which comprise them, are listed at the top of the following page.

The fiscal year 1982-83 saw a general decrease in the level of activity in terms of the volume of applications. The previous year's record high volume of 2,400 applications decreased this year to slightly over 1,700 applications. This level of activity approximates that of 1980 and previous years. There is no doubt that the widespread economic downturn has contributed to the reduced volume of applications. In broad terms, all types of applications seemed to reduce concomitant with the general trend. An exception was a significant increase (a near doubling) in the requests for leaves to appeal to the Minister under Section 13(2) of the Act. Another exception was applications for inclusion into the Agricultural Land Reserve which also increased dramatically, particularly in the northern areas of the province. This increase in inclusion

Region 1 - Vancouver Island

Regional Districts of Comox-Strathcona, Alberni-Clayoquot, Nanaimo, Cowichan Valley, Capital, Sunshine Coast, Islands Trust

Region 2 - Lower Mainland

Regional Districts of Greater Vancouver, Central Fraser Valley, Dewdney-Alouette, Fraser Cheam

Region 3 - Kootenay and Coast

Regional Districts of East Kootenay, Central Kootenay, Kootenay Boundary, Powell River, Squamish-Lillooet, Mount Waddington

Region 4 - Okanagan

Regional Districts of Okanagan-Similkameen, Central Okanagan, North Okanagan

Region 5 - Interior

Regional Districts of Columbia-Shuswap, Thompson-Nicola, Cariboo

Region 6 - North

Regional Districts of Central Coast, Skeena-Queen Charlotte, Kitimit-Stikine, Bulkley-Nechako, Fraser-Fort George, Peace River Liard

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applications can be attributed to the program of agricultural leases on Crown lands administered by the Ministry of Lands, Parks and Housing. The protocol agreement established between the Agricultural Land Commission and the Ministry of Lands, Parks and Housing provides for the Ministry to apply for inclusion of any new agricultural lease lands not in the Agricultural Land Reserve and since there was a flurry of agricultural leasing activity in the northern areas of the province, this accounts for the increase in the volume of inclusion applications.

Contrary to the general trend seen across the province, there was an increase in applications under Section 20(1) of the Act in the East Kootenay Region of the province. Many of these requests were for recreational subdivisions particularly on lake frontages for non-B.C. residents. In addition, there were a number of applications for subdivision to provide a lot for a family member or to sell a lot to overcome a particular financial hardship.

One area of Commission activity not reflected in the statistical picture is an increase in requests for Commission reconsideration of applications. Following an initial decision on an application, if significant new information is submitted, the Commission has a policy of again reviewing the application. Although statistics are not kept on the exact number of requests, it is estimated that approximately 25% of the applications are reconsidered in one form or another. The reason for the increase may relate to the recent flurry of activity with respect to settlement and community plans throughout the province, which may have prompted some requests for reconsideration on individual applications. Some property owners, having become aware of a settlement plan or community plan proposal, may request a reconsideration of an old application based on the information or discussions taking place with respect to the settlement plan. Also on the southern portions of the east coast of Vancouver Island, revised soil mapping being undertaken in association with the fine-tuning

program has prompted or sparked an increase in requests for reconsideration of old applications.

In terms of general trends for all applications, there has been a continuation of the trend established last year whereby applications appear not to be coming from developers or real estate agents for larger development projects but rather from individual property owners for one or two lots to meet personal obligations. In the early years of the Commission, there was a higher volume of applications for wholesale development of entire blocks of Agricultural Land Reserve lands.

In addition, there was a noticeable volume of applications for subdivision of larger farm units amongst family members to accommodate concerns relating to estate planning. The Commission can expect a continuation of this trend since the Census Canada statistics indicate the average age of the farming community is increasing. As farmers near retirement, their thoughts naturally turn to matters of estate planning.

Of concern to the Commission were a number of applications coming from the bona fide farming community for requests to subdivide parcels of farmland to meet requirements for quota purposes. These were particularly prevalent in situations where the B.C. Egg Marketing Board and the B.C. Turkey Marketing Board were making assignments of quota, in some cases between family members, on the condition that lands be subdivided so that the assigned quota could be tied to a specific unencumbered parcel of land. The issue is not yet clearly resolved and will require further redress by the Commission.

Due to hard economic times, a considerable number of applications have stressed and emphasized economic hardship and viability considerations as being the basis of their application. While these considerations are very real from the perspective of the applicant, they of course cannot be the sole reason for decisions of the Commission as they are relatively short term considerations which change from year to year.

As anticipated in last year's report, the Commission on 17 August 1982 passed an Order of General Application that allows the dedication of certain roads subject to specific conditions that would protect the Agricultural Land Reserves and the farming community. This was a result of discussions with the Ministry of Transportation and Highways with a view to streamlining the co-ordination between the two agencies. These efforts at increasing efficiency appear to be working since Highways applications in this fiscal year have been reduced by almost one-half.

There was, however, an increase in applications from the Ministry of Forests primarily for construction of new forestry roads. Since these are new roads, they do not qualify for the provisions of the Order and the increase in applications does not necessarily signal a great era of road building by the Ministry of Forests. Rather it can simply be an increase in awareness by the Ministry of Forests of the need to make application for certain activities in the Agricultural Land Reserve. This increased awareness would result from the Protocol Agreement which was signed with the Ministry of Forests in 1981.

The Ministry of Energy, Mines and Petroleum Resources had discussions with the Commission relating to a heightened level of placer mining activity in the province. With the co-operation of the Ministry and the Gold Commissioner, a streamlined process was developed. The Commission considered approximately 70 placer mining lease applications in the period between December 1982 and March 1983, and with the aim of minimizing the impact to agricultural lands and operations, set out several conditions for placer miners to adhere to. Essentially these involve avoiding disruption of agricultural operations and reclamation of land to the standards set by the Ministry of Energy, Mines and Petroleum Resources.

The majority of the Placer Leases have been located along the river banks in the historical gold producing areas of the Cariboo and Kootenays. Good co-operation has been received from the placer miners and the Ministry of Energy, Mines and Petroleum Resouces, and to our knowledge, no serious impacts on Agricultural Land Reserve lands have been recorded. The Commission will be monitoring the situation over the course of 1983 with a view to investigating the possibility of establishing an Order of General Application which may eliminate the need for a direct application to the Commission.

## COMMISSION OWNED AND MANAGED FARMLANDS

The Commission, with the assistance of Property Management Branch, continues to promote agricultural development of farmlands through its farmland leasing program. The Agricultural Land Commission Act gives powers to acquire and dispose of farmland. While no purchases of farmland have been made in the last few years, the Commission continues to lease properties purchased during the initial years of operation. In addition to the Commission owned properties, several properties owned by other agencies of the Crown, such as Lands, Parks and Housing, Highways, etc.,have been turned over to the Commission for leasing purposes.

The Commission's objectives in leasing land are: (1) to assist young persons, who otherwise could not afford to buy a farm at today's high prices, in establishing family run farm operations; (2) to assist bona fide farmers to increase farm unit size so as to create viable rational units; (3) to promote integrated and multiple land use aims; (4) to encourage optimum agricultural production. In addition to leasing farmland to individuals, the Commission has in the past attempted to facilitate community projects that would enhance the agricultural community such as the City of Vernon effluent spray irrigation project on 810 hectares and the community pasture project on the East Kootenay Ranches (since abandoned due to budget restraints) but no major activities have taken place on this front in 1982 - 83.

At the present time, the Commission is leasing out 131 properties. These properties generate a combined total of $455,454 in rental income, and loan and interest payments on purchased improvements. Anticipated revenue for next year may be somewhat higher as a number of rental re-

views were undertaken by Property Management Branch during the year. The majority of the rental reviews involved properties which have completed their development phase. During the development phase (usually a three year period) lease rental rates reflect the fact that the property may not be at full production levels thus a lower rental rate is established. However, after the development phase, rental rates are established at market value. While the Commission is aware that the increase from the third year to the fourth year may be substantial, the lessees have always been fully cognizant of the intent of the rate structure.

During this year negotiations took place relating to the anticipated sale of two properties which will provide approximately $300,000. in additional revenue in the next fiscal year.

A major shift in emphasis in the program is occurring in the East Kootenays. The Commission purchased a number of ranches in the East Kootenays for the purpose of providing alternate range areas for cattle temporarily displaced as a result of enhancement programs on surrounding Crown range lands. This program was in place for a number of years on the Steeples Ranch and to a lesser extent on the Lost Creek Ranch. However, the Lost Creek Ranch was never fully integrated into the program and consequently was leased out in late 1982, under the terms of the Commission's lease program. In December 1982 the Ministry of Agriculture and Food advised the Commission that it was not prepared to continue the funding for the Steeples Ranch range relief program. As a result, the Commission offered the ranch for long term lease purposes. An applicant has been chosen and it is anticipated that the lease will be signed early in the next fiscal year.

The Commission with the aid of the Property Management Branch is presently undertaking a review of the entire lease program to update it in an effort to ensure its continued success. In addition, the Commission is currently working with provincial agencies and the federal government to determine if additional properties can be transferred (without any capital expenditure) to the lease program.

## SOIL CONSERVATION ACT

In addition to its regular duties under the Agricultural Land Commission Act, the Commission, in conjunction with Regional Districts and/or Municipalities is responsible for the administration and enforcement of the Soil Conservation Act. Since destruction of farmland can occur by indiscriminate soil removal operations or filling projects, the Act restricts the removal of soil or the deposition of fill on properties within the Agricultural Land Reserve. The Commission recognizes that with suitable conditions for reclamation and monitoring, some of these uses can occur within the Agricultural Land Reserve without long term negative impacts on the agricultural community.

During the previous year the Commission received 102 applications. The majority of these were from the populated areas of the province, ie: the

Okanagan, Lower Mainland/Fraser Valley and Vancouver Island. With the exception of the Lower Mainland region the majority of the applications were requests for the removal of gravel underlying agricultural lands.

Of the total number of applications received, 42% were from the Fraser Valley/Lower Mainland region. Within this region, the vast majority of deposition requests came from Richmond, with a small volume from Port Coquitlam. On the other hand the majority of the soil removal requests were from the Langley/Matsqui area.

Both removal and fill applications present unique problems with regard to the rehabilitation of the site once the deposition or removal is completed. The Commission often imposes conditions to ensure that the rehabilitation work will, at very least, maintain the property's existing agricultural potential, and in many cases requests that the properties agricultural potential be enhanced. The Commission has noticed a marked improvement in the quality of rehabilitation plans submitted by applicants, but feels that more input from qualified soils agrologists is required to ensure that the applicant's rehabilitation plan is prepared to acceptable standards, and more importantly, that the plan is actually feasible and implementable.

The Commission has, to a limited extent, been involved with the Ministry of Energy, Mines and Petroleum Resources Task Force reviewing the existing legislation concerning regulations of gravel pits. The intent of the task force was to review existing legislation and to make recommendations on new legislation which would hopefully streamline the process and eliminate duplication of regulations. Unfortunately this task force was discontinued due to concerns expressed by some Ministries. The Commission feels that there is a definite need for such as task force and will work towards re-establishment of this group.

## FINE TUNING

The fiscal year 1982-83 was the third year of the Enhanced Fine Tuning Program. During this period, Agricultural Land Reserve boundary reviews continued in several parts of the province. Most of the reviews involved both the inclusion of lands into and the exclusion of lands from the Agricultural Land Reserve.

Much of the technical information used in the fine tuning reviews was provided by the Terrestrial Studies Branch of the Ministry of Environment and by the Soils Branch and Regional Extension Services of the Ministry of Agriculture and Food. Further information was obtained through consultation with local and regional governments and relevant provincial agencies. Public input provided valuable insight in all reviews and comprised a key part of the planning process.

The three major Agricultural Land Reserve reviews that continued to receive priority during the 1982-83 reporting year were (1) East Coast of Vancouver Island; (2) Lands suitable for forage production in Bulkley Nechako

Regional District; and (3) Review of grazing lands in the Thompson Nicola Regional District.

On the east coast of Vancouver Island, soil mapping proceeded northward with the Commission receiving new soils and agricultural capability mapping for the area between Duncan and Nanaimo.

One major block application for lands in the Cobble Hill-Mill Bay-Shawnigan Lake area of Cowichan Valley Regional District was submitted to the Lieutenant-Governor in Council. This resulted from a review of the 1981 updated soils and agricultural capability mapping. A total of 729 hectares were recommended for exclusion from, while 37 hectares were recommended for inclusion into the Agricultural Land Reserve. The Commission also held a public hearing in March of 1983 for a block application in the Cowichan-Koksilah area of the Cowichan Valley Regional District. Another three public hearings have been scheduled for the 1983-84 reporting year for block applications in the area between Duncan and Nanaimo.

The fine tuning review of lands suitable for forage production in Bulkley Nechako Regional District continued during the reporting year with the development of guidelines to determine those lands for Agricultural Land Reserve consideration. The review is based upon maps prepared by Soils Branch, Ministry of Agriculture and Food identifying land suitable for forage production based upon existing soils, climate and crop information. Six map sheets, which comprise the first phase of the review, are to be published by Surveys and Resource Mapping Branch during the upcoming reporting year for use in the preparation of a first draft proposal for this area.

In addition, a block application was submitted to the Lieutenant-Governor in Council by the Bulkley Nechako Regional District as a result of a joint planning review of the Kathlyn Lake-Viewmount Road area by the Regional District and the Agricultural Land Commission. The review was initiated in recognition of the high application rate and heavy parcelization in the Kathlyn Lake-Viewmount Road area. A total of 855 hectares of land were recommended for exclusion based upon land use considerations and parcel size information.

The fine tuning review of grazing lands in Thompson Nicola Regional District resulted in a first draft proposal for two map sheets containing the area surrounding Kamloops (map sheets 92I/9 and 10). The proposal, which identifies important spring and fall grazing lands for possible inclusion into the Agricultural Land Reserve was distributed to Thompson Nicola Regional District and the Regional Resource Management Committee for comment. The Regional District fully supported the proposal of the Commission while the Regional Resource Management Committee asked for some clarification, and discussions are continuing.

During the reporting year, necessary soils and climate information for the Chetwynd fine tuning review and the Elk Valley review was also received by the Commission from Soils Branch of the Ministry of Agriculture and

Food. Fine tuning review of these areas will proceed during 1983-1984.

## MAPPING AND DRAFTING BRANCH

The drafting and mapping branch of the Agricultural Land Commission is responsible for a diverse range of activities including: (1) the maintenance and updating of the official Agricultural Land Reserve maps; (2) the assembly of displays involving maps, airphotos and mosaics to be used at seminars, hearings, public meetings and submissions to the Environment and Land Use Committee; (3) the plotting of a visual record detailing the decisions of the Commission on current and previous appliations; (4) assisting the public with the ordering of maps as well as responding to telephone and written enquiries concerning the location of properties in relation to the Agricultural Land Reserve; and (5) maintaining a collection of maps, airphotos and microfiche, etc. for visual aid for Commission presentations.

The major function of updating the official Agricultural Land Reserve maps is undertaken on a quarterly basis in January, April, July and October. Revisions to these maps are based upon completed applications that include or exclude land from the Agricultural Land Reserve. As well, the maps are amended to correct any previous drafting errors. This year there were 255 amendments to the Agricultural Land Reserve map sheets.

Upon completion of the map revisions, notification of the changes as well as copies of the amended maps are sent to the appropriate Regional District and Land Title offices. The public can order copies of the Agricultural Land Reserve maps from the Surveys and Resource Mapping Branch, Ministry of Environment, Parliament Buildings, Victoria, B.C. V8V 1X4 (telephone 387-1441).

In recent years the Commission has undertaken a program to improve the Agricultural Land Reserve constituent mapping for many of the Regional Districts by updating the legal information and standardizing these maps to a scale of 1:10,000. As staff and facilities to produce the new mapping are in short supply the eventual completion of this program may take considerable time.

This year new Agricultural Land Reserve constituent mapping was completed and designated for the Central Okanagan Regional District (33 maps). Concurrently new constituent mapping for Thompson Nicola and East Kootenay Regional Districts was nearing completion (63 maps and 15 maps respectively).

PROVINCIAL AGRICULTURAL LAND COMMISSION
FINANCIAL REPORT
FOR THE YEAR ENDED 31 MARCH, 1983

## STATEMENT OF REVENUES

Income received and paid into the consolidated revenue fund of the Province of British Columbia was as follows:

| | 82/83 | 81/82 |
|---|---|---|
| Rental Income | $327,199 | $320,063 |
| Loan Payments | 63,579 | 86,131 |
| Other Income | 23,012 | 25,905 |
| Total Income (cash basis) | $413,790 | $432,099 |
| Accrued Rental Income | 41,664 | 31,419 |
| Total Income | $455,454 | $463,518 |

## STATEMENT OF EXPENDITURES

| Description | Fine Tuning | Admin. | Commission | 82/83 | 81/82 |
|---|---|---|---|---|---|
| Professional & Spec. Serv. | 3,053 | 81,698 | | 84,751 | 18,667 |
| Salaries | 327,605 | 556,089 | | 883,694 | 948,487 |
| Travel | 82,837 | 25,148 | 64,724 | 172,709 | 210,285 |
| Commission Member's Fees | | | 114,050 | 114,050 | 145,672 |
| Office Expenditures | 5,960 | 30,505 | | 36,465 | 47,390 |
| Furniture & Equipment | 11,524 | 598 | | 12,122 | 11,523 |
| Mat'l, Suppl., Util., Taxes | 7,435 | 7,839 | | 15,274 | 21,901 |
| Rentals | 52 | 785 | | 837 | 783 |
| Advertising & Publications | | 4,095 | | 4,095 | 3,713 |
| Machinery & Equipment | 19,149 | | | 19,149 | 14,229 |
| Grants | | 41,150 | | 41,150 | 34,531 |
| Other | 8 | 19,432 | | 19,440 | 35,566 |
| | $457,623 | $767,339 | $178,774 | $1,403,736 | $1,492,747 |

## NOTES

1. Assets - Land, Buildings & Loans Receivable

Estimated market values for Commission owned and administered properties at March 31, 1983 were as follows:

| | 82/83 | 81/82 |
|---|---|---|
| Land Values | $43,305,621 | $45,291,440 |
| Building Values: | | |
| Government owned | 3,286,285 | 3,789,084 |
| Lessee owned | 2,576,604 | 2,246,181 |
| Improvement Loans Receivable | 641,775 | 633,211 |
| Totals | $49,810,285 | $51,959,916 |

2. Contingent Liabilities

The Land Commission's requirement to purchase lessee improvements in the event of lease terminations has resulted in the following contingent liabilities:

| | 82/83 | 81/82 |
|---|---|---|
| Land Improvement Costs | $ 849,540 | $ 799,600 |
| Buildings | 2,576,604 | 2,246,181 |
| Total estimated Contingent Liabilities | $3,426,144 | $3,045,781 |
| Compensation paid to lessee's due to lease termination | nil | $ 32,616 |

3. Miscellaneous Notes

(a) Accrued rent receivable to March 31, 1983 totalled $73,102

Approved on Behalf of the Commission

M.F. Clark, Chairman

R.F. Murdoch, General Manager

## STATISTICS

The following pages contain various Agricultural Land Reserve statistics. Further, please note that only selected tables of information are presented for this publication. Also, note that all entries concerning the area of land are based on the actual date of decision, not on the date on which the application was received.

As of 1 April 1983 there were approximately 4,682,241 hectares of land in the Agricultural Land Reserve. This is a reduction of 5,756 hectares since our last report. A breakdown of this figure reveals that 3,731 hectares were excluded under Section 11(1) of the Act by application from local governments and/or Commission reviews. A further 2,016 hectares were excluded under Section 12(1) of the Act. The remaining area was excluded as a result of appeals to the Environment and Land Use Committee. With respect to inclusion, 119 hectares of land were included into the Agricultural Land Reserve.

As noted in the first paragraph, only selected tables of information have been extracted for this publication. For additional statistical information, please refer to our annual statistical publication which is available through the Commission Office.

All statistics are based on the calendar year 1 January 1982 to 31 December 1982.

AREA INCLUDED AND EXCLUDED FROM THE A. L. R. BY YEAR
(ALL FIGURES ARE IN HECTARES)

1 January 1983

| TYPE OF APPLICATION | 1974 | 1975 | 1976 | 1977 | 1978 | 1979 | 1980 | 1981 | 1982 | Total |
|---|---|---|---|---|---|---|---|---|---|---|
| INCLUSIONS | Nil | 6,065.0 | 516.9 | 4,300.0 | 19,141.0 | 3,251.5 | 249.6 | 1,274.9 | 129.5 | 34,928.4 |
| EXCLUSIONS | | | | | | | | | | |
| 11(1) | 212.9 | 1,777.3 | 1,375.5 | 16,271.3 | 8,492.3 | 7,260.5 | 4,304.3 | 12,976.1 | 3,833.6 | 56,503.8 |
| 12(1) | 379.2 | 1,190.1 | 932.2 | 2,490.3 | 1,913.8 | 2,175.0 | 1,496.8 | 2,517.6 | 2,190.4 | 15,285.4 |
| 13(1) | Nil | 164.0 | 49.0 | 199.6 | 8.5 | 52.2 | 17.4 | 738.8 | Nil | 1,229.5 |
| 13(2) | N/A | N/A | N/A | N/A | 66.0 | 270.8 | 253.9 | 234.1 | 187.7 | 1,012.5 |
| TOTAL AREA EXCLUDED | 592.1 | 3,131.4 | 2,356.7 | 18,961.2 | 10,480.6 | 9,758.5 | 6,072.4 | 16,466.6 | 6,211.7 | 74,031.2 |

| | |
|---|---|
| TOTAL A. L. R. AT DESIGNATION | 4,721,295.3 |
| TOTAL AREA INCLUDED SINCE DESIGNATION | 34,928.4 |
| TOTAL AREA EXCLUDED UNDER 11(1) | 56,503.8 |
| " " " " 12(1) | 15,285.4 |
| " " " " 13(1) | 1,229.5 |
| " " " " 13(2) | 1,012.5 |
| CURRENT A. L. R. AS OF 1 JANUARY 1983 | 4,682,192.5 |

AREA EXCLUDED BY COMMISSION RESOLUTION UNDER 12(1) APPLICATION (BY REGIONAL DISTRICT BY YEAR)(All figures in hectares) 1 January 1983

| REGIONAL DISTRICT | 1974 | 1975 | 1976 | 1977 | 1978 | 1979 | 1980 | 1981 | 1982 | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|
| ALBERNI CLAYOQUOT | | | | | 39.7 | | 5.0 | 12.0 | | 56.7 |
| BULKLEY NECHAKO | | 21.0 | | 53.8 | 68.4 | 26.3 | 8.1 | 65.8 | 4.2 | 247.6 |
| CAPITAL | 4.5 | 137.6 | 28.3 | 100.4 | 43.7 | 155.8 | 71.7 | 44.9 | 60.7 | 647.6 |
| CARIBOO | | 67.6 | 43.7 | 80.5 | 82.6 | 801.7 | 91.7 | 156.0 | 429.7 | 1,753.5 |
| CENTRAL COAST | | | 20.2 | 2.0 | 3.6 | | 2.0 | | | 27.8 |
| CENTRAL FRASER VALLEY | 31.6 | 54.2 | 1.2 | 155.0 | 24.7 | 81.7 | 4.7 | 6.7 | 8.7 | 368.5 |
| CENTRAL KOOTENAY | 2.4 | 12.5 | 22.3 | 100.4 | 122.2 | 36.4 | 1.2 | 50.8 | 132.3 | 480.5 |
| CENTRAL OKANAGAN | | 113.3 | 23.5 | 79.3 | 127.5 | 34.4 | 84.1 | 152.9 | 136.5 | 751.5 |
| COLUMBIA SHUSWAP | 16.2 | 197.9 | 140.4 | 172.0 | 90.2 | 85.8 | 50.2 | 216.6 | 140.3 | 1,109.6 |
| COMOX STRATHCONA | 109.7 | 119.4 | 184.9 | 286.1 | 82.1 | 4.5 | 37.6 | 13.2 | 72.8 | 910.3 |
| COWICHAN VALLEY | 38.8 | 69.6 | 57.9 | 55.8 | 46.1 | 78.5 | 19.9 | 16.5 | 50.9 | 434.0 |
| DEWDNEY ALOUETTE | 8.9 | 4.9 | 10.9 | | 32.4 | 20.2 | 7.8 | 16.7 | 7.7 | 109.5 |
| EAST KOOTENAY | | 95.1 | 62.7 | 801.3 | 255.0 | 114.1 | 251.7 | 938.4 | 301.9 | 2,820.2 |
| FRASER CHEAM | | 3.6 | 5.3 | 20.2 | 36.8 | 13.8 | 47.8 | 21.1 | 4.5 | 153.1 |
| FRASER FORT GEORGE | | | | 46.9 | 244.0 | 68.0 | 163.2 | 6.0 | 95.7 | 623.8 |
| GREATER VANCOUVER | 24.7 | 11.7 | 2.8 | 64.7 | 5.3 | 12.1 | 19.7 | 11.7 | 4.3 | 157.0 |
| KITIMAT STIKINE | | 31.6 | | | 58.3 | 2.0 | 37.2 | 43.7 | 51.0 | 223.8 |
| KOOTENAY BOUNDARY | | 7.3 | 11.7 | | 35.6 | 45.3 | | 30.0 | 13.1 | 143.0 |
| MOUNT WADDINGTON | | | | | | | | | | |
| NANAIMO | | 69.2 | 24.7 | 80.9 | 73.7 | 21.0 | 39.1 | 64.8 | 86.8 | 460.2 |
| NORTH OKANAGAN | 35.2 | 99.1 | 12.1 | 34.0 | 151.4 | 32.0 | 26.8 | 59.2 | 79.7 | 529.5 |
| OKANAGAN SIMILKAMEEN | 70.8 | 13.8 | 12.9 | 130.3 | 104.8 | 41.3 | 6.4 | 107.8 | 82.1 | 570.2 |
| PEACE RIVER LIARD | | | | 23.9 | 92.7 | 477.9 | 204.8 | 287.5 | 227.6 | 1,314.4 |
| POWELL RIVER | | 19.4 | 1.6 | 1.6 | | | | | 1.0 | 23.6 |
| SKEENA QUEEN CHARLOTTE | | | 21.0 | | | | 145.7 | | | 166.7 |
| SQUAMISH LILLOOET | | 2.0 | 48.2 | 6.1 | 2.0 | 14.2 | 10.0 | 5.7 | 42.2 | 130.4 |
| SUNSHINE COAST | 36.4 | 7.7 | | 31.6 | 37.6 | 4.0 | | 107.6 | | 224.9 |
| THOMPSON NICOLA | | 31.6 | 195.9 | 163.5 | 53.4 | 4.0 | 160.4 | 82.0 | 156.7 | 847.5 |
| TOTAL | 379.2 | 1,190.1 | 932.2 | 2,490.3 | 1,913.8 | 2,175.0 | 1,496.8 | 2,517.6 | 2,190.4 | 15,285.4 |

January 1, 1983

11(1) EXCLUSION SUMMARY SHEET
BY REGIONAL DISTRICT
(Cumulative Figures)

| REGIONAL DISTRICTS | # OF APPLICATIONS | HECTARES REQUESTED FOR EXCLUSION | HECTARES RECOMMENDED FOR EXCLUSION BY BY LAND COMMISSION | HECTARES APPROVED FOR EXCLUSION BY CABINET |
|---|---|---|---|---|
| ALBERNI CLAYOQUOT | | | | |
| BULKLEY NECHAKO | 4 | 800.0 | 77.6 | 77.6 |
| CAPITAL | 7 | 862.0 | 635.1 | 660.4 |
| CARIBOO | 7 | 13,952.0 | 13,546.7 | 13,546.7 |
| CENTRAL COAST | | | | |
| CENTRAL FRASER VALLEY | 14 | 2,326.5 | 1,779.3 | 1,677.7 |
| CENTRAL KOOTENAY | 7 | 5,894.7 | 4,315.0 | 4,315.0 |
| CENTRAL OKANAGAN | 5 | 728.3 | 195.7 | 192.5 |
| COLUMBIA SHUSWAP | 23 | 11,744.0 | 6,736.2 | 10,083.8 |
| COMOX STRATHCONA | 8 | 5,050.2 | 5,041.6 | 5,041.6 |
| COWICHAN VALLEY | 8 | 1,210.7 | 443.2 | 568.6 |
| DEWDNEY ALOUETTE | 8 | 3,352.0 | 2,641.5 | 2,778.0 |
| EAST KOOTENAY | 3 | 310.9 | 68.0 | 124.6 |
| FRASER CHEAM | 6 | 1,424.9 | 544.4 | 544.4 |
| FRASER FORT GEORGE | 4 | 8,032.1 | 8,032.1 | 8,032.1 |
| GREATER VANCOUVER | 9 | 598.5 | 41.8 | 383.7 |
| KITIMAT STIKINE | 2 | 351.4 | 160.2 | 160.2 |
| KOOTENAY BOUNDARY | 1 | 52.7 | 34.4 | 34.4 |
| MT. WADDINGTON | | | | |
| NANAIMO | 2 | 15.4 | 10.9 | 10.9 |
| NORTH OKANAGAN | 8 | 693.6 | 160.7 | 160.7 |
| OKANAGAN SIMILKAMEEN | 8 | 661.8 | 111.7 | 113.9 |
| PEACE RIVER LIARD | | | | |
| POWELL RIVER | 3 | 4,881.0 | 4,863.4 | 4,863.4 |
| SKEENA QUEEN CHARLOTTE | | | | |
| SQUAMISH LILLOOET | 2 | 248.2 | 46.6 | 167.9 |
| SUNSHINE COAST | 2 | 1,819.4 | 1,818.8 | 1,818.8 |
| THOMPSON NICOLA | 5 | 3,082.4 | 961.9 | 1,146.9 |
| TOTAL | 146 | 68,092.7 | 52,266.8 | 56,503.8 |

INCLUSION SUMMARY SHEET BY REGIONAL DISTRICT AS OF 1 JANUARY 1983
(Cumulative Figures)

| REGIONAL DISTRICT | NUMBER OF APPLICATIONS FOR WHICH DECISIONS HAVE BEEN MADE | HECTARES RECOMMENDED FOR INCLUSION | HECTARES RECOMMENDED FOR INCLUSION BY THE A. L. C. | HECTARES APPROVED FOR INCLUSION BY CABINET |
|---|---|---|---|---|
| BULKLEY NECHAKO | 6 | 2,874.5 | nil | n/a |
| CAPITAL | 11 | 147.1 | 137.8 | 137.8 |
| CARIBOO | 4 | 4,318.2 | 4,318.2 | 4,318.2 |
| CENTRAL COAST | 1 | 20.2 | nil | n/a |
| CENTRAL FRASER VALLEY | 1 | 2.9 | 2.9 | 2.9 |
| CENTRAL KOOTENAY | 4 | 445.5 | 445.5 | 445.5 |
| CENTRAL OKANAGAN | 5 | 92.6 | 92.6 | 92.6 |
| COLUMBIA SHUSWAP | 15 | 371.8 | 294.8 | 294.8 |
| COMOX STRATHCONA | 7 | 3,668.5 | 3,572.9 | 3,572.9 |
| COWICHAN VALLEY | 4 | 195.6 | 195.6 | 195.6 |
| DEWDNEY ALOUETTE | 8 | 515.7 | 480.2 | 480.2 |
| EAST KOOTENAY | 1 | 25.8 | nil | n/a |
| FRASER CHEAM | 2 | 48.8 | 48.8 | 48.8 |
| FRASER FORT GEORGE | 10 | 23,015.0 | 21,861.1 | 21,861.1 |
| GREATER VANCOUVER | 2 | 3.2 | 1.2 | 1.2 |
| KITIMAT STIKINE | 2 | 12,923.1 | 12,923.1 | 2,072.9 |
| KOOTENAY BOUNDARY | 5 | 219.5 | 211.4 | 211.4 |
| NANAIMO | 21 | 404.6 | 194.3 | 194.3 |
| NORTH OKANAGAN | 2 | 10.2 | 10.2 | 10.2 |
| OKANAGAN SIMILKAMEEN | 4 | 116.2 | 107.3 | 104.5 |
| PEACE RIVER LIARD | 1 | 14.2 | 14.2 | 14.2 |
| POWELL RIVER | 1 | 488.0 | 488.0 | 488.0 |
| THOMPSON NICOLA | 5 | 381.3 | 381.3 | 381.3 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| TOTAL | 122 | 50,302.5 | 45,781.4 | 34,928.4 |

AREA INCLUDED AND EXCLUDED FROM AGRICULTURAL LAND RESERVE BY REGIONAL DISTRICT 24
FOR THE YEAR 1982

| REGIONAL DISTRICT: | INCLUSION | 11(1) EXCLUSION | 12(1) EXCLUSION | 13(1) EXCLUSION | 13(2) EXCLUSION | NET FIGURE |
|---|---|---|---|---|---|---|
| ALBERNI-CLAYOQUOT | | | | | | |
| BULKLEY-NECHAKO | | | 4.2 | | 48.6 | -52.8 |
| CAPITAL | | | 60.7 | | 1.3 | -62.0 |
| CARIBOO | | | 429.7 | | | -429.7 |
| CENTRAL COAST | | | | | | |
| CENTRAL FRASER VALLEY | | | 8.7 | | | -8.7 |
| CENTRAL KOOTENAY | | | 132.3 | | | -132.3 |
| CENTRAL OKANAGAN | | | 136.5 | | | -136.5 |
| COLUMBIA SHUSWAP | 10.6 | 3,543.7 | 140.3 | | 7.0 | -3,680.4 |
| COMOX-STRATHCONA | | | 72.8 | | | -72.8 |
| COWICHAN VALLEY | | | 50.9 | | 3.7 | -54.6 |
| DEWDNEY ALOUETTE | | 33.7 | 7.7 | | | -41.4 |
| EAST KOOTENAY | | | 301.9 | | 10.6 | -312.5 |
| FRASER-CHEAM | 48.0 | 189.5 | 4.5 | | | -146.0 |
| FRASER-FORT GEORGE | 57.0 | | 95.7 | | 53.5 | -92.2 |
| GREATER VANCOUVER | | | 4.3 | | | -4.3 |
| KITIMAT-STIKINE | | 39.6 | 51.0 | | | -90.6 |
| KOOTENAY-BOUNDARY | | | 13.1 | | | -13.1 |
| MOUNT WADDINGTON | | | | | | |
| NANAIMO | 11.0 | | 86.8 | | 24.0 | -99.8 |
| NORTH OKANAGAN | 0.1 | | 79.7 | | | -79.6 |
| OKANAGAN-SIMILKAMEEN | | 27.5 | 82.1 | | | -109.6 |
| PEACE RIVER-LIARD | | | 227.6 | | | -227.6 |
| POWELL RIVER | | | 1.0 | | | -1.0 |
| SKEENA-QUEEN CHARLOTTE | | | | | | |
| SQUAMISH-LILLOOET | | | 42.2 | | | -42.2 |
| SUNSHINE COAST | | | | | | |
| THOMPSON-NICOLA | 2.8 | | 156.7 | | 39.0 | -192.9 |
| TOTAL | 129.5 | 3,833.6 | 2,190.4 | nil | 187.7 | -6,082.2 |

1 JANUARY 1983

| 11(2) SUMMARY SHEET (BY REGIONAL DISTRICT - CUMULATIVE FIGURES) (All figures in hectares) | | | | | | |
|---|---|---|---|---|---|---|
| REGIONAL DISTRICT | NUMBER OF APPLICATIONS | HECTARES REQUESTED FOR SUBDIVISION AND/OR USE WITHIN ALR | AREA RECOMMENDED FOR SUBDIVISION AND/OR USE WITHIN ALR BY COMMISSION | | AREA APPROVED FOR SUBDIVISION AND/OR USE WITHIN ALR BY CABINET | |
| | | | ALLOW | REFUSE | ALLOW | REFUSE |
| CENTRAL FRASER VALLEY | 1 | 1.1 | - | 1.1 | - | 1.1 |
| CENTRAL OKANAGAN | 1 | 17.4 | - | 17.4 | - | 17.4 |
| COLUMBIA SHUSWAP | 1 | 25.0 | 25.0 | - | 25.0 | - |
| EAST KOOTENAY | 1 | 9.0 | - | 9.0 | 9.0 | - |
| FRASER CHEAM | 1 | 58.3 | - | 58.3 | - | 58.3 |
| GREATER VANCOUVER | 5 | 74.5 | - | 74.5 | 17.4 | 57.1 |
| KOOTENAY BOUNDARY | 1 | 2.0 | - | 2.0 | 2.0 | - |
| OKANAGAN SIMILKAMEEN | 2 | 33.1 | - | 33.1 | 29.1 | 4.0 |
| PEACE RIVER LIARD | 1 | 1.2 | - | 1.2 | - | 1.2 |
| POWELL RIVER | 2 | 16.6 | - | 16.6 | - | 16.6 |
| TOTAL TO 1 JANUARY 1983 | 16 | 238.2 | 25.0 | 213.2 | 82.5 | 155.7 |

| SUMMARY OF ELUC DECISIONS (BY YEAR) | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| YEAR | 13(1) DECISIONS | | | | | 13(2) DECISIONS | | | | |
| | Number of Appeals | Total Area | Allow | Refuse | Other | Number of Appeals | Total Area | Allow | Refuse | Other |
| 1975 | 2 | 164.0 | 164.0(2) | | | | | | | |
| 1976 | 4 | 53.5 | 49.0(3) | 4.5(1) | | .. | | NOT APPLICABLE | | |
| 1977 | 4 | 199.6 | 199.6(4) | | | | | | | |
| 1978 | 2 | 8.5 | 8.5(2) | | | 5 | 175.4 | 66.0(3) | 109.4(2) | |
| 1979 | 4 | 75.3 | 52.2(1) | 8.9(1) | 14.2(2) | 9 | 365.3 | 270.8(2) | 92.5(6) | 2.0(1) |
| 1980 | 2 | 17.4 | 17.4(2) | | | 9 | 352.6 | 253.9(6) | 38.5(2) | 60.2(1) |
| 1981 | 5 | 738.8 | 738.8(5) | | | 9 | 395.2 | 234.1(5) | 25.9(3) | 135.2(1) |
| 1982 | 1 | 13.0 | | 13.0(1) | | 9 | 187.7 | 187.7(8) | 27.0(1) | |
| | | | | | | | | | | |
| TOTAL | | 1,270.1 | 1,229.5 | 26.4 | 14.2 | | 1,503.2 | 1,012.5 | 293.3 | 197.4 |
| DECISION | 24 | | 19 | 3 | 2 | 41 | | 24 | 14 | 3 |
| | | | | | | | | | | |

Note: Number in brackets denotes the number of decisions

12(1) Summary Sheet (By Regional District for the Year 1982)

1 January 1983

| REGIONAL DISTRICT | # OF APPLICATIONS (DECISIONS MADE) NEW | *RECONS | NUMBER OF HECTARES REQUESTED FOR EXCLUSION | REGIONAL DISTRICT RECOMMENDATIONS (Ha) REFUSE EXCLUSION | EXCLUDE | ALLOW 20(1) | NO COMMENT | COMMISSION DECISION REFUSE EXCLUSION | EXCLUDE | ALLOW 20(1) |
|---|---|---|---|---|---|---|---|---|---|---|
| ALBERNI CLAYOQUOT | 1 | | 21.9 | 21.9(1) | | | | 21.9(1) | | |
| BULKLEY NECHAKO | 2 | | 8.2 | 4.0(1) | 4.2(1) | | | 4.0(1) | 4.2(1) | |
| CAPITAL | 14 | 2 | 120.9 | 49.1(3) | 44.6(7) | 12.0(1) | 15.2(5) | 55.0(4) | 60.7(10) | 5.2(2) |
| CARIBOO | 40 | 8 | 1,136.9 | 288.1(10) | 794.2(34) | 44.0(1) | 10.6(3) | 501.4(13) | 429.7(20) | 205.8(15) |
| CENTRAL COAST | 2 | - | 9.1 | | | 5.7(1) | 3.4(1) | | | 9.1(2) |
| CENTRAL FRASER V | 17 | 4 | 123.8 | 100.0(15) | 18.8(3) | | 5.0(3) | 96.8(13) | 8.7(2) | 18.3(6) |
| CENTRAL KOOTENAY | 13 | | 174.9 | | | | 174.9(13) | 7.3(1) | 132.3(8) | 35.3(4) |
| CENTRAL OKANAGAN | 50 | 7 | 687.9 | 63.7(10) | 287.9(39) | 9.9(4) | 326.4(4) | 514.1(32) | 136.5(18) | 37.3(7) |
| COLUMBIA SHUSWAP | 27 | | 298.8 | 15.0(3) | 283.8(24) | | | 128.5(7) | 140.3(18) | 30.0(2) |
| COMOX STRATHCONA | 12 | 1 | 181.7 | 60.4(5) | 62.9(6) | | 58.4(2) | 91.7(8) | 72.8(4) | 17.2(1) |
| COWICHAN VALLEY | 20 | 5 | 211.2 | 47.4(6) | 7.4(5) | 47.6(2) | 108.8(12) | 83.8(9) | 50.9(10) | 76.5(6) |
| DEWDNEY ALOUETTE | 11 | | 63.0 | 49.1(7) | 13.9(4) | | | 55.3(9) | 7.7(2) | |
| EAST KOOTENAY | 23 | 2 | 700.8 | 106.0(1) | 155.0(3) | | 439.8(21) | 221.1(4) | 301.9(14) | 177.8(7) |
| FRASER CHEAM | 7 | | 20.2 | 8.0(2) | 4.0(1) | | 8.2(4) | 10.8(4) | 4.5(3) | 4.9(2) |
| FRASER FORT GEORGE | 8 | | 163.5 | | 89.8(4) | 25.8(1) | 47.9(3) | 34.0(1) | 95.7(5) | 33.8(2) |
| GREATER VANCOUVER | 5 | | 7.4 | 3.1(2) | 4.3(3) | | | 3.1(2) | 4.3(3) | |
| KITIMAT STIKINE | 1 | | 51.0 | | | 51.0(1) | | | 51.0(1) | |
| KOOTENAY BOUNDARY | 10 | | 224.7 | 177.0(3) | 6.2(4) | | 41.5(3) | 210.3(5) | 13.1(4) | 1.3(1) |
| MOUNT WADDINGTON | | | | | | | | | | |
| NANAIMO | 36 | 3 | 560.3 | | | | 560.3(39) | 433.7(18) | 86.8(14) | 39.8(7) |
| NORTH OKANAGAN | 14 | 2 | 188.9 | 62.0(1) | 118.2(14) | | 8.7(1) | 105.2(6) | 79.7(9) | 4.0(1) |
| OKANAGAN SIMILKAMEEN | 24 | 7 | 265.9 | 7.5(4) | 158.9(19) | 85.4(4) | 14.1(4) | 62.8(12) | 82.1(10) | 121.0(9) |
| PEACE RIVER LIARD | 16 | 2 | 522.3 | 131.2(3) | 273.3(10) | | 117.8(5) | 180.9(5) | 227.6(9) | 113.8(4) |
| POWELL RIVER | 1 | | 1.0 | | 1.0(1) | | | | 1.0(1) | |
| SKEENA QUEEN CHARL. | | | | | | | | | | |
| SQUAMISH LILLOOET | 4 | | 62.4 | | 32.3(2) | | 30.1(2) | 20.2(1) | 42.2(3) | |
| SUNSHINE COAST | 12 | | 72.2 | | | | 72.2(12) | 36.9(9) | | 35.3(3) |
| THOMPSON NICOLA | 27 | 2 | 474.9 | 215.7(8) | 141.0(7) | | 333.9(22) | 215.7(8) | 156.7(16) | 102.5(5) |
| TOTAL | 397 | 45 | 6,353.8(442 | 1,193.5(77) | 2,501.7(191 | 281.4(15) | 2,377.2(159 | 3,094.5(171) | 2,190.4(185 | 1,068.9(86) |

*Recons denotes Reconsiderations

12(1) Summary Sheet *(Cumulative Figures) 1974-1982 (All Figures are Approximate)

1 January 1983

| REGIONAL DISTRICT | # OF APPLICATIONS (DECISIONS MADE) | | NUMBER OF HECTARES REQUESTED FOR EXCLUSION | REGIONAL DISTRICT RECOMMENDATIONS (Ha) | | | | COMMISSION DECISION | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | NEW | *RECONS | | REFUSE EXCLUSION | EXCLUDE | ALLOW 20(1) | NO COMMENT | REFUSE EXCLUSION | EXCLUDE | ALLOW 20(1) |
| ALBERNI CLAYOQUOT | 15 | - | 190.3 | 30.8 | 62.8 | 3.2 | 93.5 | 97.2 | 56.7 | 36.4 |
| BULKLEY NECHAKO | 62 | 1 | 2,116.9 | 1,019.3 | 939.8 | 24.6 | 133.2 | 1,207.7 | 247.6 | 661.6 |
| CAPITAL | 175 | 3 | 1,877.1 | 997.8 | 413.7 | 22.5 | 443.1 | 902.7 | 647.6 | 326.8 |
| CARIBOO | 180 | 9 | 5,583.6 | 1,221.5 | 3,406.0 | 310.4 | 645.7 | 2,664.8 | 1,753.5 | 1,165.3 |
| CENTRAL COAST | 10 | - | 102.9 | 8.9 | 70.4 | 20.2 | 3.4 | 3.6 | 27.8 | 71.5 |
| CENTRAL FRASER V | 166 | 4 | 2,050.8 | 1,157.3 | 780.5 | 102.4 | 10.6 | 1,316.5 | 368.5 | 365.8 |
| CENTRAL KOOTENAY | 128 | 1 | 1,133.6 | | | | 1,133.6 | 248.7 | 480.5 | 404.4 |
| CENTRAL OKANAGAN | 243 | 8 | 2,792.9 | 653.1 | 1,468.5 | 88.8 | 582.5 | 1,590.9 | 751.5 | 450.5 |
| COLUMBIA SHUSWAP | 251 | 3 | 3,068.1 | 876.9 | 1,844.6 | 278.6 | 68.0 | 995.8 | 1,109.6 | 962.7 |
| COMOX STRATHCONA | 170 | 4 | 2,821.6 | 719.7 | 1,374.8 | 54.2 | 672.9 | 923.3 | 910.3 | 988.0 |
| COWICHAN VALLEY | 222 | 7 | 1,878.3 | 654.1 | 715.1 | 221.5 | 287.6 | 847.5 | 433.2 | 597.6 |
| DEWDNEY ALOUETTE | 66 | 0 | 752.2 | 299.6 | 250.0 | 19.7 | 182.9 | 559.7 | 109.5 | 83.0 |
| EAST KOOTENAY | 213 | 4 | 11,264.0 | 354.0 | 864.0 | 36.9 | 10,009.1 | 5,556.7 | 2,820.2 | 2,887.1 |
| FRASER CHEAM | 73 | 0 | 588.4 | 41.8 | 304.3 | 44.1 | 198.2 | 248.7 | 153.1 | 186.6 |
| FRASER FORT GEORGE | 49 | 1 | 1,948.8 | 467.7 | 638.3 | 431.7 | 411.1 | 640.3 | 623.8 | 684.7 |
| GREATER VANCOUVER | 63 | 0 | 652.5 | 562.3 | 77.1 | | 13.1 | 483.2 | 157.0 | 12.3 |
| KITIMAT STIKINE | 18 | 0 | 516.2 | 145.3 | 197.1 | 135.0 | 38.8 | 66.8 | 223.8 | 225.6 |
| KOOTENAY BOUNDARY | 40 | 0 | 603.9 | 241.2 | 274.4 | 7.7 | 80.6 | 437.8 | 143.0 | 23.1 |
| MOUNT WADDINGTON | | | | | | | | | | |
| NANAIMO | 202 | 5 | 2,365.9 | 429.0 | 669.4 | 54.6 | 1,212.9 | 1,412.1 | 460.2 | 493.6 |
| NORTH OKANAGAN | 139 | 3 | 1,873.5 | 276.0 | 942.0 | 433.9 | 221.6 | 460.7 | 529.5 | 883.3 |
| OKANAGAN SIMILKAMEEN | 168 | 11 | 2,138.9 | 212.1 | 1,543.5 | 180.3 | 203.0 | 604.1 | 570.2 | 964.6 |
| PEACE RIVER LIARD | 108 | 8 | 3,513.8 | 1,036.4 | 1,695.2 | 61.6 | 720.6 | 1,662.4 | 1,314.4 | 537.0 |
| POWELL RIVER | 10 | 0 | 56.4 | 14.2 | 40.2 | 2.0 | | 30.4 | 23.6 | 2.4 |
| SKEENA QUEEN CHARL. | 5 | 0 | 230.7 | 63.9 | 166.8 | | | 29.6 | 166.7 | 34.4 |
| SQUAMISH LILLOOET | 31 | 1 | 400.1 | 21.8 | 324.5 | 7.5 | 46.3 | 106.1 | 130.4 | 163.6 |
| SUNSHINE COAST | 57 | 10 | 777.3 | 177.7 | 11.3 | 2.1 | 586.2 | 451.1 | 224.9 | 101.3 |
| THOMPSON NICOLA | 131 | 3 | 3,182.9 | 100.5 | 493.8 | 41.3 | 2,547.3 | 1,480.5 | 847.5 | 854.9 |
| TOTAL | 2,995 | 76 | 54,481.6 | 11,782.9 | 19,568.1 | 2,584.8 | 20,545.8 | 25,028.9 | 15,284.6 | 14,168.1 |

*Recons denotes Reconsiderations

SUMMARY OF ELUC DECISIONS MADE UNDER SECTION 13(2) OF THE ACT (BY YEAR)

| YEAR | NUMBER CONSIDERED | DECISION | | | AREA EXCLUDED |
|---|---|---|---|---|---|
| | | ALLOW | REFUSE | OTHER | |
| 1978 | 5 | 3 | 2 | | 66.0 |
| 1979 | 9 | 2 | 6 | 1 | 270.8 |
| 1980 | 9 | 6 | 2 | 1 | 253.9 |
| 1981 | 9 | 5 | 3 | 1 | 234.1 |
| 1982 | 9 | 8 | 1 | | 187.7 |
| | | | | | |
| | | | | | |
| | | | | | |
| TOTAL | 41 | 24 | 14 | 3 | 1,012.5 |

1 January 1983

13(2) LEAVE TO APPEAL SUMMARY SHEET BY REGIONAL DISTRICT (CUMULATIVE FIGURES)

| REGIONAL DISTRICT | NUMBER REQUESTED | COMMISSION DECISION | | |
|---|---|---|---|---|
| | | GRANTED | DENIED | OTHER |
| ALBERNI CLAYOQUOT | 1 | | 1 | |
| BULKLEY NECHAKO | 6 | 4 | 2 | 0 |
| CAPITAL | 9 | 3 | 5 | 1 |
| CARIBOO | 10 | 6 | 1 | 3 |
| CENTRAL FRASER VALLEY | 9 | 2 | 5 | 2 |
| CENTRAL OKANAGAN | 10 | 2 | 8 | 0 |
| COLUMBIA SHUSWAP | 4 | 1 | 2 | 1 |
| COMOX STRATHCONA | 2 | | 1 | 1 |
| COWICHAN VALLEY | 12 | 5 | 6 | 1 |
| DEWDNEY ALOUETTE | 5 | 1 | 2 | 2 |
| EAST KOOTENAY | 11 | 7 | 2 | 2 |
| FRASER CHEAM | 2 | | | 2 |
| FRASER FORT GEORGE | 1 | 1 | | |
| GREATER VANCOUVER | 5 | 2 | 3 | |
| KOOTENAY BOUNDARY | 1 | 1 | | |
| NANAIMO | 12 | 2 | 9 | 1 |
| NORTH OKANAGAN | 5 | 1 | 4 | |
| OKANAGAN SIMILKAMEEN | 2 | 1 | 1 | |
| PEACE RIVER | 3 | 1 | 2 | |
| SUNSHINE COAST | 12 | 1 | 11 | |
| SQUAMISH LILLOOET | 1 | 1 | | |
| THOMPSON NICOLA | 12 | 4 | 8 | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| TOTAL | 135 | 46 | 73 | 16 |

SUMMARY OF ELUC DECISIONS MADE UNDER
SECTION 13(1) OF THE ACT
(By Year)

| YEAR | NUMBER CONSIDERED | DECISION | | | AREA EXCLUDED |
|---|---|---|---|---|---|
| | | ALLOW | REFUSE | OTHER | |
| 1975 | 2 | 2 | - | - | 164.0 |
| 1976 | 4 | 3 | 1 | - | 49.0 |
| 1977 | 4 | 4 | - | - | 199.6 |
| 1978 | 2 | 2 | - | - | 8.5 |
| 1979 | 4 | 1 | 1 | 2 | 52.2 |
| 1980 | 2 | 2 | - | - | 17.4 |
| 1981 | 5 | 5 | - | - | 738.8 |
| 1982 | 1 | - | 1 | - | nil |
| TOTAL | 24 | 19 | 3 | 2 | 1,229.5 ha |

13(1) LEAVE TO APPEAL SUMMARY SHEET BY REGIONAL DISTRICT (CUMULATIVE FIGURES)

| REGIONAL DISTRICT | NUMBER REQUESTED | DECISION | | |
|---|---|---|---|---|
| | | GRANTED | DENIED | OTHER |
| ALBERNI CLAYOQUOT | 2 | | 1 | 1 |
| BULKLEY NECHAKO | 10 | 2 | 7 | 1 |
| CAPITAL | 13 | 2 | 11 | |
| CARIBOO | 15 | 1 | 12 | 2 |
| CENTRAL FRASER VALLEY | 16 | 1 | 14 | 1 |
| CENTRAL KOOTENAY | 5 | 2 | 1 | 2 |
| CENTRAL OKANAGAN | 33 | 3 | 28 | 2 |
| COLUMBIA SHUSWAP | 8 | 1 | 6 | 1 |
| COMOX STRATHCONA | 7 | 1 | 6 | |
| COWICHAN VALLEY | 21 | | 20 | 1 |
| DEWDNEY ALOUETTE | 8 | | 8 | |
| EAST KOOTENAY | 24 | 2 | 20 | 2 |
| FRASER CHEAM | 6 | 2 | 4 | |
| FRASER FORT GEORGE | 2 | | 2 | |
| GREATER VANCOUVER | 6 | 1 | 5 | |
| KOOTENAY BOUNDARY | 2 | 1 | 1 | |
| NANAIMO | 22 | 4 | 15 | 3 |
| NORTH OKANAGAN | 7 | 1 | 6 | |
| OKANAGAN SIMILKAMEEN | 8 | 1 | 6 | 1 |
| PEACE RIVER LIARD | 4 | | 3 | 1 |
| SQUAMISH LILLOOET | 2 | 1 | 1 | |
| SUNSHINE COAST | 14 | 1 | 13 | |
| THOMPSON NICOLA | 13 | | 13 | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| 1 JANUARY 1983 | 248 | 27 | 203 | 18 |

AREA INCLUDED AND EXCLUDED FROM THE A. L. R. BY REGIONAL DISTRICT

| REGIONAL DISTRICT | APPROXIMATE AREA AT DATE OF DESIGNATION | INCLUSIONS | 11(1) | 12(1) | 13(1) | 13(2) | Approximate Area as of 1 Jan. 1983 |
|---|---|---|---|---|---|---|---|
| | | | Area Excluded | | | | |
| ALBERNI CLAYOQUOT | 7,935.2 | | | 56.7 | | | 7,878.5 |
| BULKLEY NECHAKO | 297,611.3 | | 77.6 | 247.6 | 58.7 | 54.7 | 297,172.7 |
| CAPITAL | 19,595.1 | 137.8 | 660.4 | 647.6 | | 1.3 | 18,423.6 |
| CARIBOO | 925,506.1 | 4,318.2 | 13,546.7 | 1,753.5 | | 200.8 | 914,323.3 |
| CENTRAL COAST | 4,453.4 | | | 27.8 | | | 4,425.6 |
| CENTRAL FRASER VALLEY | 55,344.1 | 2.9 | 1,677.7 | 368.5 | 14.6 | 260.3 | 53,025.9 |
| CENTRAL KOOTENAY | 71,538.5 | 445.5 | 4,315.0 | 480.5 | 2.8 | | 67,185.7 |
| CENTRAL OKANAGAN | 33,076.9 | 92.6 | 192.5 | 751.5 | 10.5 | | 32,215.0 |
| COLUMBIA SHUSWAP | 67,408.9 | 294.8 | 10,083.8 | 1,109.6 | 171.7 | 7.0 | 56,331.6 |
| COMOX STRATHCONA | 43,724.7 | 3,572.9 | 5,041.6 | 910.3 | | | 41,345.7 |
| COWICHAN VALLEY | 21,983.8 | 195.6 | 568.6 | 434.0 | | 39.7 | 21,137.1 |
| DEWDNEY ALOUETTE | 23,765.2 | 480.2 | 2,778.0 | 109.5 | | | 21,357.9 |
| EAST KOOTENAY | 272,510.1 | | 124.6 | 2,820.2 | 677.3 | 141.4 | 268,746.6 |
| FRASER CHEAM | 36,761.1 | 48.8 | 544.4 | 153.1 | 55.4 | | 36,057.0 |
| FRASER FORT GEORGE | 349,635.6 | 21,861.1 | 8,032.1 | 623.8 | | 53.5 | 362,787.3 |
| GREATER VANCOUVER | 32,550.6 | 1.2 | 383.7 | 157.0 | 4.4 | | 32,006.7 |
| KITIMAT STIKINE | 64,170.0 | 2,072.9 | 160.2 | 223.8 | | | 65,858.9 |
| KOOTENAY BOUNDARY | 55,060.7 | 211.4 | 34.4 | 143.0 | 159.5 | | 54,935.2 |
| MOUNT WADDINGTON | 1,740.9 | | | | | | 1,740.9 |
| NANAIMO | 21,052.6 | 194.3 | 10.9 | 460.2 | 55.0 | 24.0 | 20,696.8 |
| NORTH OKANAGAN | 70,283.4 | 10.2 | 160.7 | 529.5 | 4.1 | | 69,599.3 |
| OKANAGAN SIMILKAMEEN | 86,477.7 | 104.5 | 113.9 | 570.2 | 4.5 | | 85,893.6 |
| PEACE RIVER LIARD | 1,498,987.9 | 14.2 | | 1,314.4 | | 30.4 | 1,497,657.3 |
| POWELL RIVER | 14,129.6 | 488.0 | 4,863.4 | 23.6 | | | 9,730.6 |
| SKEENA QUEEN CHARLOTTE | 43,886.6 | | | 166.7 | | | 43,719.9 |
| SQUAMISH LILLOOET | 27,125.5 | | 167.9 | 130.4 | 6.9 | | 26,820.3 |
| SUNSHINE COAST | 6,275.3 | | 1,818.8 | 224.9 | 4.1 | | 4,227.5 |
| THOMPSON NICOLA | 568,704.5 | 381.3 | 1,146.9 | 847.5 | | 199.4 | 566,892.0 |
| TOTAL | 4,721,295.3 | 34,928.4 | 56,503.8 | 15,285.4 | 1,229.5 | 1,012.5 | 4,682,192.5 |

## A BRIEF RESUME OF TYPES OF APPLICATIONS MADE PURSUANT TO THE AGRICULTURAL LAND COMMISSION ACT

For the benefit of readers not familiar with the Agricultural Land Commission Act, the following is a brief resume of the types of applications which may be made:

Section 11(1) and (2) applications - Direct government to government applications for exclusion or exemption for use or subdivision within an Agricultural Land Reserve:

Under Section 11(1), the Agricultural Land Commission, a regional district, or a municipality may make applications to the Lieutenant-Governor in Council for exclusion of private or Crown lands from an Agricultural Land Reserve, or the Lieutenant Governor in Council may initiate such action on his own.

Under Section 11(2), the Agricultural Land Commission, or a regional district, or a municipality may make application to the Lieutenant-Governor in Council for subdivision and/or non farm use of private or Crown lands within an Agricultural Land Reserve.

Prior to the submission of an application under Section 11(1) or 11(2), the municipality, regional district or the Commission, as the case may be, must hold a public hearing on the application. A report of the hearing must accompany the application. As a part of the standared operating procedure the Commission reviews the application and formulates a recommendation which is subsequently reviewed by the Environment and Land Use Committee. Final decision is made by Cabinet as a Cabinet Order-in-Council.

Section 12(1) applications - Applications from an individual to the Agricultural Land Commission for exclusion:

Under this section an individual land owner may apply to the Agricultural Land Commission for exclusion of his property from an Agricultural Land Reserve. Preliminary processing of these applications is done by the appropriate regional district, followed by further processing and a hearing by the Commission. The final decision on these applications is made by the Commission, without reference to the Lieutenant-Governor in Council, or the Environment and Land Use Committee. However, there is an appeal procedure under Sections 13(1) and 13(2).

Section 13(1) appeals - Appeals by an individual to the Environment and Land Use Committee on Agricultural Land Reserve decisions:

Under this Section a person who is dissatisfied with a decision of the Commission under Section 12(1) of the Act may file a notice of appeal to the Environment and Land Use Committee only if he has obtained a Certificate of Leave to Appeal, signed by any two members of the Agricultural Land Commission.

This appeal requires a formal hearing and the final decision is made the by Environment and Land Use Committee.

Section 13(2) - Under this Section a person who is refused leave to appeal by the Commission may, within 30 days of being refused, apply to the Minister for Leave to Appeal to the Environment and Land Use Committee. If the leave to appeal is granted a formal hearing is held and

and the final decision is made by the Environment and Land Use Committee.

Section 20(1) applications - Applications for exemption for use or subdivision within an Agricultural Land Reserve:

Under this Section a person or agency may apply to the Agricultural Land Commission for permission to subdivide land or to use a parcel of land within an Agricultural Land Reserve for purposes other than those allowed outright by the Act or regulations. The land remains in the Agricultural Land Reserve and the Commission may impose whatever terms and conditions it considers advisable. The decision of the Commission is final. There is no appeal, except to the courts on a question of law or excess of jurisdiction. The applicant may, however, request the municipality or regional district, as the case may be, to submit an application under Section 11(2) on his behalf.

Section 10(3) and 10(5) - Applications for inclusion into the Agricultural Land Reserve:

Section 10(3) - A municipality, a regional district, or the Commission may apply to the Lieutenant-Governor in Council to have additional lands designated as an Agricultural Land Reserve, whether or not they own those lands. The municipality, regional district, or commission, as the case may be, must hold a public hearing in respect to the application and must give proper notification to the property owners. A report of the public hearing must accompany the application. The Commission reviews the application and formulates a recommendation which is subsequently reviewed by the Environment and Land Use Committee on behalf of the Lieutenant-Governor in Council. Cabinet makes the final decision by Order-in-Council and if approved, the Agricultural Land Commission designates the lands as, or part of an Agricultural Land Reserve.

Section 10(5) - An individual owner may apply to the Agricultural Land Commission, via the regional district, to have his land included in an Agricultural Land Reserve. No hearing is required and the Commission may designate the land as Agricultural Land Reserve, after approval from the Lieutenant-Governor in Council.

Applications pursuant to the subdivision and land use regulations:

Under the subdivision and land use regulations, certain kinds of very limited subdivision and land use may be allowed by local government without reference to the Commission. In addition, another category of subdivision and certain conditional uses may be applied for directly to the Commission. When application for the conditional use is received by the Commission, the Commission consults with the regional district or municipality so that they might present their views prior to the decision being made by the Commission.

Direct orders or resolutions of the Commission:

It is possible for the Agricultural Land Commission to deal directly, by a specific order or resolution, with certain other situations requiring land use or subdivision approval without the necessity for a formal application. Very infrequent use is made of this power as it pertains only

to the unusual circumstances involving extreme emergency or hardships and in those cases where the necessity for a formal application is questionable. In all cases the Commission attempts to contact the local government to determine its position on the matter.